

Mary Fisher

From: Kimala Davis <kimaladavis@gmail.com>
Sent: Wednesday, September 9, 2020 9:54 AM
To: Planning.Zoning
Subject: RE: Baker 80

To whom it may concern:

20 years ago my grandmother brought me to the most beautiful place I had ever seen, Flathead Valley and Glacier National Park. Being a southern girl, I had never had the incredible opportunity to be surrounded by majestic mountains and crystal clear lakes and rivers. I always knew I wanted to settle down and raise my children here. One cold winter day, I stumbled upon Whitefish Hills Village. My husband and three children fell in love with the trees, the land and the community trails.

Our family purchased our "dream lot" with the intentions to retire here in the year 2030. Imagine my delight, that we didn't have to wait until retirement age. We were able to move here fulltime and build our dream home. We were under the impression when we bought and built in WFHV that we were buying into a private community with private roadways.

The thought of having another development trying to use our roads gives me great concerns. The construction traffic, speeding, extra wear and tear on our roads, an extra estimated 160+ traffic trips a day and dust are just a few reasons that I oppose Baker 80. I urge you to please consider their original plan of using Prairie View Road.

My children ride their bikes on these roads. We walk our dog. We live here and use our roads for recreation every single day. It worries me to even think that we might have additional construction on our roadways for 20 something plus years. I don't want to have to worry every time my children head out on these roads.

My family asks that you please just do one thing to keep us safe and our neighborhood peaceful and sound, have Baker 80 use Prairie View Road.

Thank you in advance for your time.

Sincerely,
The Davis Family

Mary Fisher

From: Cindy Downing <wfishmt.cd@gmail.com>
Sent: Sunday, September 6, 2020 12:42 PM
To: Planning.Zoning
Subject: Baker 80 Subdivision

Flathead County Planning Board,

As a homeowner in Whitefish Hills Village, I do not support the Baker 80 subdivision proposal for the connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive for the following reasons:

1. Whitefish Hills Village has been approved by the County as a subdivision with a private road system owned and maintained by the owners of our subdivision. Changing our private roads from Whitefish Hills Village property owner use only, to one with access for other developments will decrease our property values and the quality of the neighborhood.
2. Allowing Baker 80 (and any future developments) to use our roads will accelerate deterioration and significantly increase our maintenance costs. Any "Road Users Maintenance Agreement" with Baker 80 will be a constant debate over cost, collection of fees, and potential future liabilities.
3. Baker 80 Subdivision construction vehicles, sub-contractors and workers will be using Whitefish Village Drive for a minimum of 16 years (the proposed timeline for the development). There will be **constant** disruption in our community, not to mention dust, road deterioration, inconvenience, noise and safety concerns.
4. Future developments along Prairie View Drive will also use Whitefish Village Drive for access and construction. It would be impossible to assess those owners for road maintenance costs within the Village.
5. The Baker 80 Subdivision is accessible via Prairie View Road. This should be the main access road to the subdivision.

The Baker 80 proposal should be for the developer to pave Prairie View Road towards KM Ranch Road as the main access road to their development.

I respectfully request the Flathead County Planning Board ensure access to the Baker 80 Subdivision be via KM Ranch and Prairie View Road. Please do not permit connection of Prairie View Road/Baker Heights Drive to Whitefish Village Drive.

Thank you,

Cindy Downing

Whitefish Hills Village Property Owner

Mary Fisher

From: Tom & Cindy Downing <mtview4us@verizon.net>
Sent: Sunday, September 6, 2020 12:34 PM
To: Planning.Zoning
Subject: Baker 80 Subdivision

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Thank you,
Cindy Downing
Whitefish Hills Village Property Owner



Mary Fisher

From: Tom D <cvillepa.td@gmail.com>
Sent: Sunday, September 6, 2020 12:17 PM
To: Planning.Zoning
Subject: Baker 80 Subdivision

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Thank you,

Tom Downing

Whitefish Hills Village Property Owner

Mary Fisher

From: Tom & Cindy Downing <mtview4us@verizon.net>
Sent: Sunday, September 6, 2020 12:12 PM
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Tom Downing
Whitefish Hills Village Property Owner

